



**NOTICE OF
Type II Land Use Application – Hiller 4-Plex**
(File # 2015-014 SPR/VAR - Site Plan and Variance)

TAKE NOTICE that Terry Hiller has applied for site plan review and setback variance to Construct a 5,080 Sq. Ft. 4-Plex at the corner of E. 6th Street and E. Dogwood Avenue. The application is technically complete.

Applicant: Terry Hiller, Restore Pro LLC, 12107 NW 41st Ave, Vancouver, WA 98685; 360.852.1365; tahiller@aol.com

Location: Southwest corner of E. 6th Street and E. Dogwood Avenue. McCann's Addition to La Center ADJ LOT 1 BLK 3; Assessor's PIN 64470000. Lot Area: 7,725 Sq. Ft.

Description of Proposal: Construct a 5,080 Sq. Ft. 4-Plex at the corner of E. 6th Street and E. Dogwood Avenue. Variance requested to rear yard setback from 20-feet to 16-feet. Type II Site Plan review is required for multi-family buildings in excess of 4,000 Sq. Ft.

Applicable Standards and Approval Criteria: La Center Municipal Code (LCMC): 18.140, Medium Density Residential District (MDR-16); 18.250, Site Plan Review; 18.260, Variance; 18.245, Supplemental Standards

Public Review: Application materials are on file and are available for public review at La Center Public Works Office, 305 NW Pacific Highway, La Center WA. Written comments are welcome and must be received at La Center City Hall no later than **4:30 PM on December 15, 2015**.

Appeal Process: Within 7 days of the close of the public comment period the City will issue a written decision. An interested party may appeal a final Type II decision pursuant to LCMC 18.30.130

Contact: Eric Eisemann, Consulting City Planner, E² Land Use Planning Services, LLC, 215 W 4th St., Vancouver, WA 98642; 360-750-0038 e.eisemann@e2landuse.com

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